

RECORDATION COVER SHEET



20160129-0004958

Loudoun County, VA Pgs: 4
01/29/2016 1:04:41PM
Gary M. Clemens, Clerk

TYPE OF INSTRUMENT: **DEED ~~DEED~~ GIFT**

DATE OF INSTRUMENT: December 15, 2015

NAME OF GRANTOR: **KIRKPATRICK GREEN, LLC**

NAME OF GRANTEE: **THE BOARD OF SUPERVISORS OF LOUDOUN
COUNTY, VIRGINIA**

COUNTY WHERE PROPERTY
LOCATED: **LOUDOUN**

BRIEF DESCRIPTION OF PROPERTY: **PARCEL D, SECTION 5A, KIRKPATRICK WEST**

DEED BOOK AND PAGE INSTR. #20100218-0008907
NUMBER WHERE PROPERTY INSTR. #20100309-0013297
ACQUIRED: INSTR. #20140220-0008272

PIN NO.: **249-26-9025**

NOTE: **THIS INSTRUMENT IS EXEMPT FROM
RECORDATION TAXES PURSUANT TO
VIRGINIA CODE SECTION 58.1-811(A)(3)**

COUNTY FILE NO.: **ZMAP 2002-0001**

THIS INSTRUMENT WAS
PREPARED BY: **DAVID P. O'BRIEN, P.C.**
RETURN TO: **105 Loudoun Street, SE**
Leesburg, Virginia 20175
BOX 15

2015 Assessed Value: \$100.00

PLEASE RETURN TO:

**LOUDOUN COMMERCIAL TITLE, LLC
FIVE WIRT STREET, SW, SUITE 200
LEESBURG, VA 20175
PH: 703.737.3800**

15-2499

BOX
74

THIS DEED OF GIFT, dated as of the 15th day of December, 2015, between **KIRKPATRICK GREEN, LLC.**, a Delaware limited liability company (hereinafter the "Grantor"), and the **BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA**, a body corporate and politic (the "Grantee").

WITNESSETH

That for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and in accordance with and partial fulfillment of Proffer condition number V.B.3, as clarified and amended, associated with ZMAP 2002-0001, the Grantor does hereby grant and convey unto the said Grantee in fee simple with Special Warranty of Title, all that certain real property, together with all rights, rights-of-way, privileges, benefits, improvements and appurtenances thereunto belonging, situate in the Blue Ridge Election District, Loudoun County, Commonwealth of Virginia, containing approximately 6.94057 acres, and being more particularly described herein below as well as all benefits therein and any improvements thereon (the "Property") as follows:

Parcel D, Section 5A, Kirkpatrick West, as the same appears duly dedicated, platted by Deed recorded as Instrument number 20140220-0008272 and Plat recorded as Instrument number 20140220-0008273, among the land records of Loudoun County, Virginia.

The Property is not subject to the lien of any Deed of Trust.

This conveyance is made subject to all recorded easements and rights-of-way to the extent, but only to the extent, that the same are valid and subsisting and apply to the Property or any part thereof.

Grantor affirmatively covenants that the Property is not subject to, and shall not be subject to, and has been intentionally excluded from being subject to the Declaration for

Loudoun Crossing, recorded among the land records of Loudoun County, Virginia in Instrument #20130514-0039927.

TO HAVE AND TO HOLD the Property, together with all rights, privileges, and advantages thereunto belonging or appertaining to the County, its successors and assigns, forever. The Owner covenants that it will execute such further assurances of title as may be requisite.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed, under seal, on its behalf by its duly authorized representative as of the date first above written.

FURTHER WITNESS the following signatures and seals.

KIRKPATRICK GREEN, a Delaware limited liability company

By: [Signature] (SEAL)
Name: David Bennion
Title: Vice President

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that David Bennion, as Vice President of Kirkpatrick Green, LLC, whose name is signed to the foregoing Deed, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 15th day of December, 2015

My commission expires:

3/31/16

Notary Public

[Signature]
Michael B. Hammel

Registration Number 124406



Accepted Pursuant to Virginia Code
Section 15.2-1803

THE BOARD OF SUPERVISORS OF
LOUDOUN COUNTY, VIRGINIA

APPROVED AS TO FORM:
~~APPROVED AS TO FORM:~~


~~DEPUTY COUNTY ATTORNEY~~
Assistant County Attorney

By: Phyllis J. Bandal (SEAL)
Title: Chair, Loudoun BOS

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Phyllis Bandal, as Chair, on behalf of The Board of Supervisors of Loudoun County, Virginia, whose name is signed to the foregoing Deed, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 12th day of January, 2016

My commission expires:

1/31/2018

Notary Public

Elizabeth Bennis

Registration Number 286446

Elizabeth Bennis
Notary Public
Commonwealth of Virginia
Registration #286446
My Commission Expires 01/31/2018